

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

April 25, 2017

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Julie Holbrook, Commissioner Brady Quinn, City Planner Greg Schindler, Planner David Mann, Planner Brad Sanderson, Assistant City Engineer Shane Greenwood, City Attorney Ryan Loose, Deputy Recorder Cindy Valdez

Absent: Commissioner John Ellis, Commissioner Sean D. Morrissey

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone and noted that all the Commissioners are present, except Commissioner Ellis and Commissioner Morrissey and they are excused from tonight's meeting.

B. Motion to Approve Agenda

Chairman Woolley said if any of you are here tonight for the Annex Building, it is not on tonight's agenda, so if any of you are here for that item tonight we would like to excuse you so that you don't sit through the entire meeting before realizing it is not being heard tonight.

Commissioner Quinn motioned to approve the April 25, 2017 Planning Commission Agenda. Commissioner Holbrook seconded the motion. Vote was unanimous in favor; and Commissioner Ellis and Commissioner Morrissey were absent from vote.

C. Approval of the Minutes from the Meeting held on April 11, 2017

Commissioner Jolley motioned to approve the April 11, 2017 Planning Commission Meeting Minutes. Commissioner Holbrook seconded the motion. Vote was unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Schindler said I would like to remind you that the joint City Council and Planning Commission meeting has been scheduled for Tuesday May 30, 2017. We have heard back from most of the Commissioners and the only one that cannot attend is Commissioner Ellis.

Commissioner Jolley said I would not be able to attend the meeting that night either.

City Attorney Ryan Loose said part of the reason we are having the meeting is to get the required Land Use Training that is required by the insurance company, so for those of you that cannot be there, myself, or Staff Attorney Schaefermeyer will get the executive version to you.

Commissioner Quinn said that meeting is scheduled for 5:00 to 6:30?

Planner Schindler that is correct.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened for Citizen Comment. No speakers. He closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

**A.1 Issue: DAYBREAK VILLAGE 8 PLAT 3
PRELIMINARY PLAT**

Address: 11395 South 6350 West

File No: PLPP201700132

Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Holbrook said is the spot in the middle the 4-acre park.

City Planner Schindler said this is not a 4-acre lot. There are several 1-acre lots, and the one in the middle is also a 1-acre lot.

Gary Langston, South Jordan City (applicant) – said you probably have noticed that this is the largest plat we have brought to you in many years. I think this is an indication that the real estate market is strong. We are very excited about this project and if you haven't noticed we have done a lot of work in the Village Center.

We have a new homebuilder that has not built in Daybreak to date, it is Fieldstone Homes and we are excited to bring them on. I really don't have anything more to add, but I am here to answer any questions you may have for me.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing,

A.2 Potential Action Item – (See VI.A.1)

Commissioner Holbrook motioned to approve File NO. PLPP201700132 as proposed. Commissioner Quinn seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis, and Commissioner Morrissey were absent from vote.

**B.1 Issue: DAYBREAK VILLAGE 5 MULTIFAMILY #2 SUBDIVISION
PRELIMINARY PLAT**

Address: 5265 W. South Jordan Parkway
File No: PLPP201700139
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item from the staff report.

Gary Langston, South Jordan, Utah – said the homebuilder for this subdivision will continue to be Holmes-Homes, and they have built the 80 units in the first plat. The product will be the same general product with the same floor plan, but the architecture will look a little bit different. That is about all I had to add to the review, but I am here to answer any question you may have.

Commissioner Holbrook said do you know what the size the units will be.

Mr. Langston said the smaller units will be in the 800 to 900 square foot range, and they will go up to about 1,600 square feet, which is the finished square footage so they can be larger than that.

Commissioner Holbrook said what happens in these smaller units is that people fill their garages with stuff and they can't park in their own garage. They park on the street and then you have this bottleneck on each side of the road and you can only fit one car at a time. I don't know if you can mitigate anything like that, but it is hard for people to get around these multi-family situations.

Mr. Langston said generally speaking the visitor parking is intended to be on the street. The South Jordan Parkway is a little wider and there is some dedicated parking along there, as well as to the east, and to the west, and the parking breaks in between the lane approaches.

Commissioner Quinn said I am assuming with the square footage of the garage there won't be an extended driveway for them to park a car in the driveway, is that correct?

Mr. Langston said for the most part that is correct.

Commissioner Quinn said do you have an estimated date for the build out on Village 8 Plat 3?

Mr. Langston said I would estimate that it would be in the next 18 months.

Commissioner Quinn said do you have an estimated date for this project?

Mr. Langston said I would estimate that it would also be in the next 18 months.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Jolley motioned to approve File No. PLPP201700139 as proposed. Chairman Woolley Seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from vote.

**C.1 Issue: VP DAYBREAK OPERATIONS-INVESTMENTA PLAT 1
PRELIMINARY PLAT**

Address: 6800 West 11800 South
File No: PLPP201700232
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item from the staff report.

Gary Langston, South Jordan, Utah – said let me explain why we are doing this, because it is a little unusual compared to our other subdivisions. I would like to start by saying this does not change our development plan in any way, shape, or form, but when the Daybreak property was acquired by Guardian Partners, at that time for business purposed they elected to put some of the land in what we call our operations holding, which is taxed as ordinary income. The other properties we elected to put in an investment component that would be taxed as long-term capital gains, or short-term capital gains, depending on the timing. We have tried to make a guess as to where those values should be, and the IRS has let us make a one-time adjustment to those boundaries, but we have to do it within one year of the acquisition, so we are hoping to get this done prior to July 19 because that was the date it was acquired. We are doing this strictly for tax purposes only.

Chairman Woolley opened the Public Hearing to comments. There was none. He close the Public Hearing.

C.2 Potential Action Item – (See VI.C.1)

Commissioner Quinn motioned to approve File No. PLPP201700232 as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commission Ellis and Commissioner Morrissey were absent from vote.

**D.1 Issue: CONDITIONAL USE PERMIT – DETACHED GARAGE
ACCESSORY LIVING UNIT - GUESTHOUSE**

Address: 10004 South Florence Way
File No: PLCUP201700275 & PLALU201700245
Applicant: Shana O'Brien

Planner David Mann reviewed background information on this item from the staff report.

Chairman Woolley said the plan that we are looking at has a couple of discrepancies, could you address that for us.

Planner Mann said I did forget to tell you that the applicant provided some new drawings this afternoon, so what you are seeing on the slides are the new updated drawings. The drawings in your packet are the old ones.

Chairman Woolley said from looking at the plan itself and doing some quick calculations, the plan in our packet shows that there is a basement staircase, and a loft. I am assuming that those calculations are not part of the numbers we have in the packet, because it would make it over and above the 1,136 feet that is available to them.

Planner Mann said the only thing considered for the Accessory Living Unit is the main floor, the loft is going to be used for storage.

Chairman Woolley said so there is no basement?

Planner Mann said that is correct.

Commissioner Quinn said on the diagram is showing a bathroom on the upper level, so are they not planning to put up walls, or will it be one big open space?

Planner Mann said I think initially they were going to rough it in for plumbing and electrical, but because of the size requirements they decided to make it a storage.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Shanna O'Brien, South Jordan – said behind this unit there is a sewer-line that is between tenth west, and the shops that they will build on in the future. The sewer line is not being used right now, but they do come in and maintain it. We do own the 2-acres of the property in the front that faces to the east. It was deeded to us in a trust, and the property behind us is in a family trust, so we do have a say so in that property also. We feel like this is a good structure, and we have the room there, so we would like to put in a living unit that we can use in the future if we choose to.

Commissioner Quinn said I had a couple of questions, but you answered the one when you told us the surrounding property was family owned. That will alleviate one of my biggest concerns, especially with that 3ft. setback. The other question I have is regarding the use of the garage space, are you planning to use that space for commercial purposes?

Ms. O'Brien said no we are not, but we do have a lot of farm equipment because our son is a welder, we are farmers, and ranchers. We have lived her for 30 years and we would like to have built a shop before this, but we just have not, so we want to make it large enough for weathering and animals to take care of the farm.

Commissioner Quinn said are you planning to use this guesthouse for family purposes, or are you planning to rent it out?

Ms. O'Brien said we are not planning to rent it out. We have a couple of younger kids and as you know things are very expensive, so it is available if they would like to use it.

Commissioner Quinn said I think the architectural renderings look very nice; it actually looks, and feels, residential. Have you talked with your neighbors at all about this project?

Ms. O'Brien said yes we have talked to the surrounding neighbors and they are all fine with us doing this.

Commissioner Holbrook said I just wondered why the structure is so big. It is bigger than the existing home.

Ms. O'Brien said we have lived here 30 years and our house is very small, and this unit will accommodate a horse trailer, trucks, tractors, animals, welding equipment, and that type of thing.

Commissioner Quinn said I always have big hesitations when you are building an axillary structure that is larger than the existing structure, but in this particular case, they own the surrounding property, and it alleviates many of my concerns. I also feel that the architectural renderings of the building look, and feel, like it belongs in this neighborhood, so I think I am ok with this particular situation.

Chairman Woolley said I agree with everything that Commissioner Quinn said, but I do struggle with the square footage. We have been very troubled with some of the previous applications that have come through that are significantly bigger. I am struggling with the fact that the upper storage is accessed from the unit itself, and in my mind that adds the square footage. I think that the way the ordinance is written, it should include that as part of the square footage, which would take it way over the required amount. I am very happy with the architecture of the building, but the problem is that once it is approved the City will probably not go back and check on this, and we don't want to put the homeowner in that kind of situation. While I like what I see I think the only way I would be ok with this is if the storage unit does not have access through the dwelling itself.

Commissioner Jolley said with a the surrounding property being owned by the applicant in a family trust, if they needed to work with developers, or someone buying the property, it would be on them because they own the surrounding property. It is their property and they want to build this accessory unit, and I don't have a problem with it, but I am a little concerned that it is so much larger than the existing home.

Commission Holbrook said my concerns are similar, and there is nothing to stop them from changing that storage area at any time and nobody would know.

D.2 Potential Action Item – (See VI.D.1)

Commissioner Quinn motioned to approve File No. PLCUP201700275 & PLALU201700245 Conditional Use Permit for a Detached Garage Accessory Living Unit – Guesthouse with the following recommendations by staff:

- **File no. PLCUP201700275 for a detached garage that is larger than the footprint of the house.**
- **File No. PLALU201700245 for a guesthouse attached to the proposed detached garage.**

Commissioner Holbrook seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis & Commissioner Morrissey were absent from the vote.

E.1 Issue:	ACCESSORY LIVING UNIT - GUESTHOUSE
Address:	11469 South Tara Woods Lane
File No:	PLALU201700205
Applicant:	Randy Fellows

City Planner Brad Sanderson reviewed background information on this item from the staff report.

Commissioner Jolley said are there any utility easements currently along the driveway?

City Planner Sanderson said the easement is 10ft. and the structure is 12ft away. They are proposing to have red, green, and blue lines coming off of the house, and most of them will be under the concrete so it will be private and out of the right-of-way.

Commissioner Quinn said do you know what the setback on the driveway is?

City Planner Sanderson said I think it is 2 ½ to 3 feet, something pretty close to that.

Chairman Woolley opened the Public Hearing to comments.

Troy Teeple, South Jordan - said I live in the house to the north, and years ago, when we bought into this development it was a single-family residential development. We like our half-acre lot, and we like the one-acre lots behind us. If we had wanted to live in a Daybreak type situation, we would have chosen that. We will now have an apartment right in our backyard that is a few stories high with a 12x4 ft. deck in the front of it looking right down into our backyard, and we have a little bit of a problem with that. We talked with a builder here in South Jordan, and he said he tried to do something similar in Bison Ridge recently, but he was told “because it looks like a flagship lot it was not approved.” This definitely looks like a flagship lot because the driveway is going all the way on the opposite side of Mr. Sunquist’s driveway, all the way to the back of his lot, and then to the structure which is 12 feet to the other side of our fence. We just think that it is too much to have an apartment on top, a garage we would understand, but not an apartment. We have a real problem with that.

Chairman Woolley closed the Public Hearing.

Randy Fellows, Sandy Utah – said we have taken care of this building and made sure that we kept everything the way it is supposed to be. I know that Mr. Teeple is concerned with us being able to see into his backyard, but this is not an apartment to rent out, or have people living in. This will have a tile roof, brick to match the existing structure, landscape, and we made sure we were a foot further into the lot than we needed to be. The only window that would possibly be looking into the neighbors yard would be the door coming out from the 4x12 deck, and that was done for style not to have a party on.

Kurt Sunquist, South Jordan – said this is my residence and I do understand the concerns. I have had a conversation with Mr. Teeple and his wife and assured them that nobody will be living there. I need the space to store my motorcycles, and a custom hot rod. I take a lot of pride in my property and possessions obviously, so I don’t want things outside, and I don’t want to create a problem for my neighbors. My intent is not to make this an apartment. It will be more of a guest type situation for when my cousins, or my buddies come a couple of times a year to go skiing and they will have a place to stay. I am not creating any revenue for myself, or renting it out.

Commissioner Quinn said Mr. Sunquist answered the question I had by saying “this will be used as a guest house and not a rental.” I would like to compliment them on the 12ft. setbacks, we don’t usually see people take advantage of the space and do something like that, so I would like to acknowledge that because 2ft. really does make a big difference.

Commissioner Holbrook said at first I thought a second building did not belong in the neighborhood, but when you read that it meets all of the criteria of the codes, and zoning, then it goes back to property rights. I

am a big proponent of property rights. I think the applicant has really made an effort to minimize the impact on the neighbors, but I also feel for the neighbors. The thing that can happen with these is in 20 years, is you may not live there anymore and it may belong to someone else, and then it may become an apartment. That is a concern for us, but we cannot do anything to mitigate that for the future, it is for here and right now.

Chairman Woolley said when I think through the history of this ordinance, obviously we have had a number of issues, and the revised ordinance has addressed the concerns that our City and staff have dealt with over the years.

Commissioner Quinn said I would like to acknowledge Mr. Teeple's remarks regarding the driveway, I know exactly where he is coming from, because a second driveway can make it look higher density. I also have to say this is a modest size building. I am also glad that we are not looking at approving a condition use permit because the building is oversized. I think the architecture fits with the neighborhood. I really like it; I think it is a good fit.

E.2 Potential Action Item – (See VI.E.1)

Commissioner Quinn motioned to approve File No. PLALU201700205 for an Accessory Living Unit-Guesthouse located at 11469 S Tara Wood Ln. with the (1) recommendation by staff:

- **All applicable City Department Requirements, as stated in the Municipal Code, are met.**

Commissioner Woolley seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from vote.

F.1 Issue: DG COMMERCIAL AT THE DISTRICT – SITE PLAN

Address: 11743 South District 3600 West
File No: PLSPR201700076
Applicant: David George

Planner Brad Sanderson reviewed background information on this item from the staff report.

Commissioner Quinn said are you doing the development of the condominiums and apartments to the west?

David George, South Jordan Utah – said yes we are.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

F.2 Potential Action Item – (See VI.F.1)

Commissioner Holbrook motioned to approve File No. PLSPR201700076 for DG Commercial Site Plan allowing the construction of a commercial building located at 11743 South 3600 West as presented to the Planning Commission. Commissioner Jolley seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis & Commissioner Morrissey were absent from Vote.

G.1 Issue: WAL-MART ROOF MOUNTED WIRELESS COMMUNICATION ANTENNAS & RELATED EQUIPMENT – CONDITIONAL USE PERMIT

Address: 3706 West 9800 South
File No: CUP-2016-06
Applicant: Pete Simmons, Verizon Wireless

Planner Sanderson reviewed background information on this item from the staff report.

Commissioner Quinn said if I am reading the staff report right the height will not exceed 10ft off the roof, is that correct?

Planner Sanderson said that is correct.

Commissioner Quinn said do we know what the height of the building is.

Planner Sanderson said it is 18 feet 10 inches to the roof.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

G.2 Potential Action Item – (See VII.G.1)

Commissioner Quinn motioned to approve File No. CUP-2016-06 Conditional Use Permit for the Verizon Wireless roof mounted antennas and related ground equipment as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS ****Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

H.1 Issue: ESCONDIDO LAND USE AMENDMENT & REZONE

Address: 10913 South 2700 West
File No: PLZBA201700199
Applicant: Solid Construction Group

H.2 Potential Action Item – (See VII.H.1)

Planner Mann reviewed background information on this item from the staff report.

Chairman Woolley said I know we are not looking at the sight plan tonight, but is the storm drain in now.

Planner Mann said the applicant is here and they can probably answer that better, but as far as staff knows, it is non-existent.

Commissioner Jolley said if these changes were to go through tonight, would it be a public right of way road?

Planner Mann said yes it would be.

Commissioner Jolley said would the City maintain the snow removal etc...

Planner Mann said it would be the City that maintains the public right of way.

Commissioner Quinn said who would be responsible for the fencing on the lots adjacent to this property if they were to have animals.

Planner Mann said any required fencing that needs to be done based on the code requirements would need to be done by the developer/property owner.

Chairman Woolley opened the Public Hearing to comments.

Jackie Hatch, South Jordan – said some of the questions and concerns that I have are regarding the plat that will be shown to the City Council if the Planning Commission approves this rezone tonight. It is going to be zoned for low- density housing for the (4) houses involved, but I heard you say something about farm animals, and it doesn't seem like there is enough room to include farm animals.

Chairman Woolley said they would not be able to have farm animals.

Ms. Hatch said is this a new concept with the hammerhead road, is it set in stone, or can it be changed?

Chairman Woolley said what we are doing tonight is looking at the rezone. The plat you are looking at with the (4) lots, the hammerhead, and the shape of the hammerhead will come back to the Planning Commission. If the Planning Commission sends a positive recommendation to the City Council tonight and the City Council approves it, then it will come back to the Planning Commission for a Public Hearing.

Ms. Hatch said I do have some concerns about water because my home is the one that has all of the trees around it. It is my understanding that there will be another house built next to my property to the south. I am not sure at this point if they will be bringing a road in there to build a house, or if the house will face 10950 S. I am also concerned that on the fence line to the south there is an irrigation pipeline that goes down through there, and that people will be putting a fence in and not know about the pipeline. I would like to say that I am glad to see the road is on the north side of the property at this point, it seems like it will work better there than on the south side.

Chairman Woolley closed the Public Hearing.

Alicia Davis, Riverton Utah – said I work with DG Construction and I am a realtor with Remax. We are under contract with this original piece of property, as well as the lot behind it. There will be a home built on it that will face 10950 S, so the easement for the storm drain will be put in there somewhere on the property, and we are aware of the irrigation ditch. There was a concern brought up earlier by Ms. Hatch and she is concerned about the existing fencing on her property line. Ms. Hatch will be involved in the fencing process, and if there is any damage to the fence in the construction process, it will be repaired. The same thing with the irrigation ditch. I have my storm drain plan here tonight and it shows that it sits on the inside of the property line, so we are very mindful of that.

Commissioner Quinn said will the access to the driveway on Lot 104 be on the on the hammerhead, or how is that going to work, and do you know where the garage is going to be located?

Ms. Davis said we don't know that information yet because we didn't know there was going to be a frontage issue, but we will work with the City to put the driveway wherever it works best.

Commissioner Jolley said is the intent for the existing home to stay or be demolished.

Ms. Davis said the existing home would be demolished.

Commissioner Holbrook said I have a lot of hesitation about up zoning this because we are losing all of the rural zoning in the City, but this property is unique and will fit in with the rest of the neighborhood. What really convinced me was the neighborhood to the east will not have any animal rights, and that was a big concern for me.

Commissioner Quinn said I have to agree with Commissioner Holbrook, it is sad to lose some of these large agricultural parcels in the City. However, it does fit with the existing properties surrounding it, but I want to make sure that by rezoning this it does not affect the adjacent property owners with a negative financial impact.

Commissioner Jolley motioned to make a recommendation to City Council to approve:

- 1. Resolution R2017-24, amending the land use designation of the subject property for Rural to Low Density; and**
- 2. Ordinance 2017-05-Z, rezoning the subject property from R-1.8 to R-2.5.**

Commissioner Woolley seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from vote.

I.1 Issue: WARD RANCH LOT 112 REZONE

Address: 11622 South Anna Emily Drive

File No: PLZBA201700295

Applicant: Kyle Spencer

I.2 Potential Action Item – (See VII.I.1)

Planner Brad Sanderson reviewed background information on this item from the staff report.

Chairman Woolley opened to Public Hearing to comments. There was none. He closed the Public Hearing.

Commissioner Holbrook motioned based on the staff report and other information presented to the Planning Commission during the public Hearing, and the Planning Commission's discussion, I move that the Planning Commission forward a recommendation to the City Council to approve:

- 1. Ordinance 2017-06-Z, rezoning the subject property from R-2.5 to R1.8.**

Commissioner Quinn seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis and Commissioner Morrissey were absent from the vote.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Holbrook motioned to adjourn. Commissioner Jolley seconded the motion. Motion was unanimous.

The April 25, 2017 Planning Commission meeting adjourned at 8:15 p.m.

Meeting minutes prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the April 25, 2017 Planning Commission minutes, which were approved on May 9, 2017.

Anna M. West
South Jordan City Recorder

APRIL 25, 2017

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

<u>DEE SUTHERS</u>	<u>5710 S. GREEN ST. SLC</u>
<u>Jacob Gibson</u>	<u>11607 S. Langston View Dr</u>
<u>Jackie Hatch</u>	<u>2660 W. 10950 So.</u>
<u>GARY LANGSTON</u>	<u>4700 W. DAYBREAK PKWY</u>
<u>Scott Dumas</u>	<u>3723 W. Elkville Ln So. Jo</u>
<u>PAULUS & SHANNA SREDIN</u>	<u>2619 W. CANTERWOOD DR</u>
<u>Rick & Shanna O'Brien</u>	<u>10004 S Florence way</u>
<u>Brent & Robyn Jackman</u>	<u>2620 W. 10950 So.</u>
<u>Troy Teeple</u>	<u>11451 S. Tara Woods Ln.</u>
<u>David George</u>	<u>11693 S. Crows meadow</u>
<u>Dylan Perschke</u>	<u>3489 seefeldt riverton U.T.</u>
<u>Mark & Yvonne Schalte</u>	<u>11541 S. Langston View Dr</u>
<u>[Signature]</u>	<u>13219 S. Woodridge Dr Ogden UT</u>

APRIL 25, 2017

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Melicia Davis

4333 W Park Hollow Ln, Riverton

Jerry Helquist

10913 So 2700 W. S.J.
